

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lancaster**

State: **PA**

PJ's Total HOME Allocation Received: **\$10,717,124**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 29			
Program Progress:							
% of Funds Committed	92.42 %	92.54 %	19	90.66 %	66	68	
% of Funds Disbursed	87.77 %	86.13 %	8	81.06 %	75	78	
Leveraging Ratio for Rental Activities	9.28	4.83	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.00 %	93.21 %	24	81.27 %	30	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.91 %	69.32 %	9	68.23 %	65	71	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.17 %	82.60 %	10	79.86 %	60	67	
% of 0-30% AMI Renters to All Renters***	40.13 %	37.61 %	12	44.82 %	41	40	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.45 %	98.45 %	21	94.65 %	38	39	
Overall Ranking:			In State: 8 / 29	Nationally:	70	72	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,044	\$19,557		\$25,419	157 Units	26.40 %	
Homebuyer Unit	\$12,009	\$15,500		\$14,530	306 Units	51.50 %	
Homeowner-Rehab Unit	\$18,075	\$15,967		\$20,251	121 Units	20.40 %	
TBRA Unit	\$1,849	\$5,674		\$3,156	10 Units	1.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,797	\$66,927	\$19,968
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	60.1	23.6	48.8	60.0
Black/African American:	19.0	11.1	19.0	30.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.8	0.0

ETHNICITY:

Hispanic	20.9	64.6	31.4	10.0
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HOUSEHOLD SIZE:

1 Person:	49.7	14.8	33.1	40.0
2 Persons:	25.5	23.6	19.8	20.0
3 Persons:	17.6	20.5	17.4	30.0
4 Persons:	6.5	25.3	15.7	10.0
5 Persons:	0.7	10.8	10.7	0.0
6 Persons:	0.0	3.0	2.5	0.0
7 Persons:	0.0	0.3	0.8	0.0
8 or more Persons:	0.0	1.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.4	17.2	31.4	60.0
Elderly:	9.2	2.0	27.3	0.0
Related/Single Parent:	34.0	35.7	19.0	30.0
Related/Two Parent:	8.5	38.0	19.8	10.0
Other:	2.0	7.1	2.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.6	0.0 [#]
HOME TBRA:	0.0	
Other:	2.0	
No Assistance:	78.4	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster

State: PA

Group Rank: 70
(Percentile)

State Rank: 8 / 29 PJs

Overall Rank: 72
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	87	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	81.91	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.17	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.45	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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